



CITY APPOINTEES
MARY SHARP, VICE CHAIR
BERLIN BOYD
RUSTY LINKOUS
MARGARET PRITCHARD
JAMES TOLES

MEMPHIS AND SHELBY COUNTY LAND USE CONTROL BOARD

EST. 1982 AS MEMPHIS PLANNING COMMISSION - REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY

CITY HALL • 126 N. MAIN ST., STE. 406 • MEMPHIS, TENNESSEE 38103 • (901) 576-6610



COUNTY APPOINTEES
JON MCCREERY, CHAIR
CASSANDRA BELL-WARREN
ROBERT NORCROSS
EMILY TRENNHOLM
LISA WILBANKS

MINUTES

January 9, 2014

Meeting Attendance

LUCB Board Members

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	Jon McCreery	X	
Vice Chairperson	Mary Sharp	X	
Member	Cassandra Bell-Warren	X	
Member	Berlin Boyd	X	
Member	Rusty Linkous	X	
Member	Margaret Pritchard	X	
Member	Robert Norcross		X
Member	James Toles	X	
Member	Emily Trenholm	X	
Member	Lisa Wilbanks	X	
Alt. Member	Frank Colvett, Jr.		X

Call to Order and Roll Call

Chairman McCreery called the meeting to order at 10:00 a.m. Josh Whitehead called the roll. There was a quorum.

LUCB Staff: Josh Whitehead, Brian Bacchus, Don Jones, Gregory Love, Terry Langlois, Calvin Abram, Marion Jones, and Chip Saliba.

Others Present: Corey Brady, Michael Fahy, Lou Katzerman, Harvey Marcom, Cindy Reaves, Daryl Thomas, Jim Waggoner and Earl Williams.

Chairman's Opening Remarks

Chairman McCreery read the General Order of the Public Hearing proceedings and the Conflict of Interest Statement.

Secretary's Report

Josh Whitehead reported there was none.

Approval of Minutes: December 12, 2013

Board Member Sharp made a motion to approve LUCB minutes from December 12, 2013. The motion was seconded by Board Member Toles. The motion passed unanimously.



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General Order of Public Hearing

Chairman McCreery explained the procedure for hearing the applications; staff presentation for the application; applicant comments; comments from the public; time limits; rebuttal; and the LUCB's discussion and action. The Consent Agenda Items 1 through 5 was read. Chairman McCreery also explained the procedure for hearing the Consent Agenda Items. He then introduced Board Member Lisa Wilbanks to be the Subdivision Chair and to read the Consent Agenda Items.

Consent Agenda (Items 1-5)

- | | |
|--------------------------|---|
| 1. CASE NUMBER: | <u>S 13-010</u> |
| DEVELOPMENT NAME: | <u>KIPP TM HENDERSON AVENUE SUBDIVISION</u> |
| Request: | Three lots to construct single-family homes |
| Staff's Recommendation: | Approval with (7) seven conditions |
|
 | |
| 2. CASE NUMBER: | <u>S 13-011</u> |
| DEVELOPMENT NAME: | <u>MORIARTY INDUSTRIAL PARK SUBDIVISION</u> |
| Request: | Re-subdivision of Lot 5 of the Moriarty Industrial Park Subdivision for 2 Lots |
| Staff's Recommendation: | Approval with conditions |
|
 | |
| 3. CASE NUMBER: | <u>S.A.C. 13-616</u> |
| DEVELOPMENT NAME: | <u>EDISON ROAD CLOSURE</u> |
| Request: | Close & Vacate Street Right-Of-Way |
| Staff's Recommendation: | Approval with conditions |
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 | |
| 4. CASE NUMBER: | <u>P.D. 90-346</u> |
| DEVELOPMENT NAME: | <u>SPOTTSWOOD VILLAGE PLANNED DEVELOPMENT</u> |
| Request: | Site Plan Review |
| Staff's Recommendation: | Rejection |
|
 | |
| 5. CASE NUMBER: | <u>P.D. 11-317</u> |
| DEVELOPMENT NAME: | <u>OVERTON SQUARE PLANNED DEVELOPMENT</u> |
| Request: | Revise the approved Concept Plan to relocate a curb cut from Trimble Place to Cooper Street |
| Staff's Recommendation: | Approval with conditions |

Chairman McCreery asked if there were any items needed to removed/pulled for discussion. Item#4 and #5 was requested to be pulled for discussion. Item #4 was requested to be pulled for a Hold. Chairman McCreery then asked the board members for a motion to approve Consent Agenda Items 1 thru 3. Board Member Wilbanks made a motion to approve Consent Agenda Items 1 thru 3 in agreement with staff's recommendations. The motion was seconded by Board

Member Sharp. The motion passed unanimously. Chairman McCreery then asked Board Member Wilbanks to read the Consent Agenda Item #4 that was pulled for discussion. She then read the case.

Item 4: CASE #: P.D. 90-346

SPOTTSWOOD VILLAGE PLANNED DEVELOPMENT

Request: Site Plan Review
Location: South side of Spottswood Avenue, +/-317 feet west of Shotwell Street
Applicant: Shepherd Construction Co.
Representative for applicant: Cindy Reaves, SR Consulting, LLC, 5909 Shelby Oaks, Ste. 200, Memphis, TN 38134

MOTION: HOLD for 30 days
MADE BY: Wilbanks
SECOND: Pritchard
AYES: Bell-Warren, Boyd, Linkous, Pritchard, Sharp, Toles, Trenholm, Wilbanks, and Chairman McCreery

Item 4 – APPROVED

Item 5: CASE #: P.D. 11-317

OVERTON SQUARE PLANNED DEVELOPMENT

Request: Revise the approved Concept Plan to relocate a curb cut from Trimble Place to Cooper Street
Location: Property bounded by Trimble Place, Monroe Avenue, Cooper Street, and Florence Street
Applicant: Loeb Properties, Inc.
Representative for applicant: Harvey Marcum, 5880 Ridge Bend Rd., Memphis, TN 38120.
Earl Williams, 825 Valleybrook Drive, Memphis, TN 38120

Orig. MOTION: Approval with conditions and as amended to remove Cond. #1
MADE BY: Wilbanks
SECOND: Pritchard
AYES: Bell-Warren, Boyd, Linkous, Pritchard, Sharp, Toles, Trenholm, Wilbanks, and Chairman McCreery
2nd MOTION: To remove Condition #1
MADE BY: Pritchard
SECOND: Toles
AYES: Bell-Warren, Boyd, Linkous, Pritchard, Sharp, Toles, Trenholm, Wilbanks, and Chairman McCreery

Item 5 – APPROVED AS AMENDED

REGULAR AGENDA ITEMS:

Chairman McCreery introduced Board Member Pritchard as Zoning Chair and she then called the first case.

Item 6: CASE #: S.U.P. 13-220

Request: Construct a one hundred fifty foot (150') CMCS Tower.
Location: 3485 Rhodes Avenue (196' +/- east of Minor Street)
Applicant: Tower Ventures, LLC
Representative for applicant: Michael Fahy, Prime Development Group, Inc., 7520 Capital Dr., Ste. 200, Germantown, TN 38138

MOTION: Approval with conditions
MADE BY: Pritchard
SECOND: Boyd
AYES: Bell-Warren, Boyd, Linkous, Pritchard, Sharp, Toles, Trenholm, Wilbanks, and Chairman McCreery

Item 6 – APPROVED AS AMENDED

Item 7: CASE #: R.C. 13-402

Request: Delete a portion of Quince Road Residential Corridor.
Location: North side of Quince Road @ Ridgeway Road
Applicant: Balmoral Shopping Center, LLC
Representative for applicant: Corey Brady, 7211 Terrace Stone Dr., Olive Branch, MS 38654.

MOTION: Approval
MADE BY: Pritchard
SECOND: Boyd
AYES: Bell-Warren, Boyd, Linkous, Pritchard, Sharp, Toles, Trenholm, Wilbanks, and Chairman McCreery

Item 7 – APPROVED

Item 8: CASE #: S.U.P. 13-228

Request: Special permit to allow a CMCS tower a maximum of one-hundred forty (140) feet in height to accommodate a maximum of four (4) antennae, including one(1) microwave dish antennae six (6) feet in diameter.
Location: West side of Tchulahoma Road; +/-158.81 feet North of E. Shelby Drive
Applicant: BHO Investments, LLC
Representative for applicant: Lou Katzerman, BHO Investments, LLC, 1975 Arden Landing Cv. S., Germantown, TN 38139
Memphis, TN 38118

Chairman McCreery recognized the following people who spoke from the audience in support of the case.

Daryl Thomas, 4597 Tchulahoma, Memphis, TN 38118

MOTION: Approval as amended
MADE BY: Pritchard
SECOND: Wilbanks
AYES: Bell-Warren, Boyd, Linkous, Pritchard, Sharp, Toles, Trenholm,
Wilbanks, and Chairman McCreery

Item 8 – APPROVED AS AMENDED

Item 9: CASE #: S.U.P. 13-229

Request: Construct a one hundred sixty foot (160') CMCS Tower.
Location: 750 N. Cherry Road (+/- 1,117' west of Perkins Road)
Applicant: Prime Development Group, Inc.
Representative for applicant: Michael Fahy, Prime Development Group, Inc., 7520
Capital Dr., Ste. 200, Germantown, TN 38138

Chairman McCreery recognized the following people who spoke from the audience in opposition of the case.

Jim Waggoner, 876 Drake Manor Cove, Memphis, TN 38117

MOTION: Approval as amended conditions
MADE BY: Pritchard
SECOND: Boyd
AYES: Bell-Warren, Boyd, Linkous, Pritchard, Sharp, Toles, Trenholm,
Wilbanks, and Chairman McCreery

Item 9 – APPROVED AS AMENDED

ADJOURNMENT:

There being no further business, the meeting there upon was adjourned.

MINUTES APPROVED: Feb 13, 2014

CHAIRMAN [Signature]

SECRETARY [Signature]